



West End Avenue, Harrogate, HG2 9BT



A fantastic opportunity to purchase a spacious and well presented five bedroom semi-detached family home, with accommodation arranged over three floors. The property has been extended to create generous and flexible living space throughout and is situated in a highly sought after location backing onto Harrogate Grammar School playing fields, offers convenient access to the Stray, the wide ranging town centre amenities and highly regarded schools.

The accommodation comprises: Entrance porch, entrance hallway, lounge with snug seating area, open plan dining kitchen, utility room, bedroom/reception room with en-suite shower room and conservatory. The first floor landing serves three bedrooms, a modern house bathroom with walk-in shower. To the second floor is a further bedroom with modern en-suite shower room and a study/bedroom six.

Outside, a driveway provides off-road parking and leads to an attached garage/workshop with swing doors. The spacious, enclosed rear garden has the benefit of a summerhouse, a Boules court, patio seating areas and artificial grass.

We strongly recommend an early viewing to fully appreciate the location and accommodation on offer.

Guide Price £795,000

HUNTERS[®]
EXCLUSIVE

Council Tax: E

West End Avenue, Harrogate, HG2 9BT

DESCRIPTION

Entrance Vestibule

Access via UPVC double glazed entrance door, glazed wooden door to:

Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator, doors to:

Kitchen

16'8" x 11'5"

Range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, space for large gas cooker with extractor over, integrated dishwasher, radiator, three UPVC double glazed windows to rear elevation, leaded window to side elevation, door to:

Utility Room

10'8" x 5'2"

Plumbing and space for washing machine. space for American style fridge freezer, UPVC double glazed windows to side and rear elevation, UPVC double glazed door to rear gardens.

Lounge

13'10" x 11'11"

TV point, storage cupboards, radiator, UPVC double glazed French door to rear garden and:

Conservatory

11'5" x 7'6"

UPVC construction, bi-fold doors opening to rear garden.

Bedroom Four

14'11" x 10'9"

UPVC double glazed bay window to front elevation, radiator, door to:

Wetroom

Low level WC, wash hand basin, electric shower.

First Floor Landing

Access to stairs to second floor, airing cupboard, doors to:

Bedroom Two

14'9" x 10'11"

UPVC double glazed bay window to front elevation, radiator, fitted wardrobes.

Bedroom Three

14'0" x 12'0"

UPVC double glazed window to rear elevation, radiator.

Bedroom Five

11'5" x 9'1"

UPVC double glazed window to rear elevation, radiator.

Bathroom

White suite comprising panel bath with mixer tap, built in unit with low level WC and wash hand basin, walk in shower unit, chrome heated towel rail, UPVC double glazed window to side elevation.

Second Floor Landing

Doors to:

Bedroom One

18'9" x 9'0"

UPVC double glazed window to rear elevation, radiator, fitted cupboard, door to:

Ensuite

Modern white suite comprising walk in shower unit, low level WC, pedestal wash hand basin, chrome heated towel rail, Velux window.

Bedroom Six

8'11" x 8'1"

Velux window, radiator.

Outside

A driveway provides ample off street parking and leads to a garage / workshop. Mature shrubs to remainder of front of property. To the rear is an enclosed attractive mature garden with lawn, gravel and decked seating areas, summer house, hedging to perimeters.

EPC

Environmental impact as this property produces 5.7 tonnes of CO2.

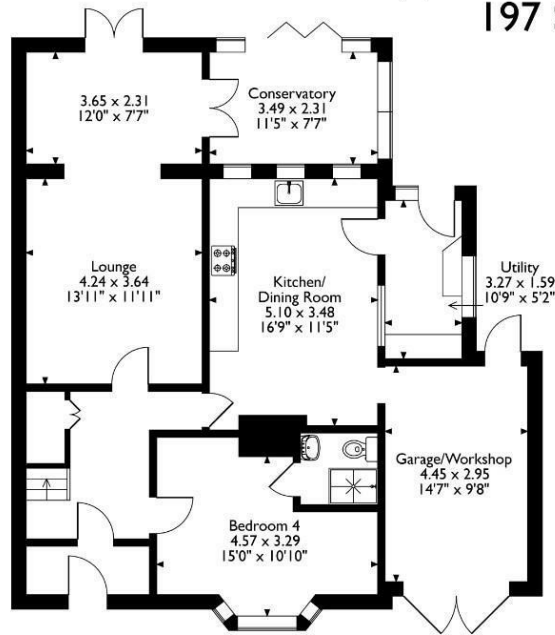
Material Information

Tenure Type; Freehold
Council Tax Banding; E

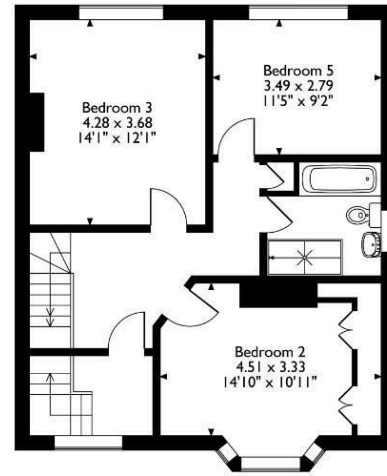




124 West End Avenue, Harrogate, HG2 9BT
 Approximate Gross Internal Area
 197 Sq M/2120 Sq Ft



Ground Floor



First Floor

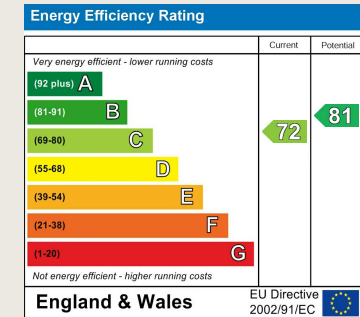


Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Regents House, 13-15 Albert Street, Harrogate, HG1 1JX

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- SUPERB EXTENDED FAMILY HOME
 - Open plan dining kitchen
- Modern house bathroom & two en-suites
- Close to the Stray & town centre amenities
 - Five generous bedrooms
- Accommodation arranged over three floors
 - Low maintenance spacious rear garden
 - Driveway & garage/workshop
- Highly sought after location close to highly regarded schools
 - Over 2,000 sq ft of accommodation